Rental Criteria Sheet

The resident criteria will be applied to every applicant who wishes to live at White River Mountain Apartments. Applications must be signed by all household members 18 years of age or older. The management team will perform landlord verifications, credit checks, background checks, and income verifications in the processing of each applicant.

1. **Age requirement:** Each applicant must be 18 years of age, or older. Each applicant whether lease signer or occupant only, must undergo landlord, credit, background, and income verifications.
2. **Income:** Total gross monthly household income must be at least 3 times the amount of the monthly rent. You will be required to provide three consecutive pay stubs.
3. **Employment:** Perspective residents must have a minimum of one year’s employment with the same employer. If the applicant has transferred or relocated, they must have six months prior verifiable employment and be currently employed.
4. **Rental history/Mortgage:** Prospective resident must have at least a minimum of six month’s rental history verifiable by previous landlord. *Rental history from relatives, of any kind, is not verifiable.* First time renters/college students will be required to provide room & board ledgers and inspections as verifiable rental history. Any skips, judgments, evictions, or unpaid monies due previous landlords will be cause for denial. We may require mortgage statements, ledgers, or leases.
5. **Credit:** Credit checks will be reviewed by a third-party application processing company and may be cause for denial. Applicant must have good credit, no leans, repossessions, or delinquent accounts.
6. **Guarantor:** A lease guarantor may be accepted for students, recent college graduates, (within last 6 months), persons with insufficient credit (not poor credit) or those who are retired or disabled and living on a fixed income. Guarantor must meet all credit criteria set out above and show proof of gross monthly income of at least 4 times the monthly rent.
7. **Additional Deposit:** We reserve the right to request an additional last month’s up-front deposit if the applicant does not meet all the required criteria. Rental deposits are equivalent to one full month’s rent unless offered the deposit special if applicable.
8. **Criminal Background:** Criminal background will be checked and a felony conviction for any member of the household could be cause for denial.
9. **Initial Move-**In Payment: Applicant must have rent plus security deposit in certified funds (Cashiers check or money order) and all related fees on the date of move in. Electricity must be on and in the lease holder’s name on the date of move-in and proof of account may be required.
10. **Self-Employment, Retired, disabled:** If self-employed, retired, or disabled the applicant must provide tax returns from the previous year, or financial statements from certified public accountant, or copies of three most recent bank statements to show proof of financial ability to pay the rent for the term of the lease.
11. **False or Incomplete Information-** Failure to provide White River Management with required references or information needed to process the application, or willfully giving false or incomplete information (including but not limited to non-disclosure of pet) during the application process will be cause for denial.

Applicant’s Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Applicant’s Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Applicant’s Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

REFUND POLICY: All application fees and processing are non-refundable.